



Ronald F. Angelo Jr.  
Acting Commissioner



State of Connecticut  
Department of Economic and  
Community Development

***TESTIMONY PRESENTED TO THE PLANNING AND DEVELOPMENT  
COMMITTEE  
March 2, 2011***

*Ronald Angelo, Acting Commissioner  
Department of Economic and Community Development*

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***SB 1047 AN ACT CONCERNING CHANGES TO CERTAIN HOUSING STATUTES***

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Good afternoon Senator Cassano, Representative Gentile, Senator Fasano, Representative Aman and members of the Planning and Development Committee. My name is Ron Angelo and I am the Acting Commissioner of the Department of Economic and Community Development (DECD). I appreciate the opportunity to appear before you to today to discuss the department's support for *SB 1047, An Act Concerning Changes to Certain Housing Statutes*.

This is an agency resubmission of technical changes from the 2010 legislative session which successfully passed the Senate, but was not acted upon in the House due to timing constraints. As the title implies, this bill is meant to address several technical issues in several different housing development statutes. These proposed changes will increase the efficiency and effectiveness of the impacted programs. Below is a brief summary of the changes and why they are needed.

Sections 1 and 2 amend the State-Assisted Housing Sustainability Fund to make the regulations permissive and to move authority from the Advisory Committee to the Housing Committee. The Sustainability Fund, which had been funded through surplus funds in the past, currently has no balance. Therefore regulations are not necessary at this time. Preparing them would be time consuming and financially burdensome to the department.

Sections 3, 4 and 5 pertain to Housing Partnerships. We are requesting that Housing Partnerships be eligible applicants for our Resident Service Coordinator and our Congregate Housing programs. We are also requesting that Housing Partnerships be codified into the statutes as an eligible recipient for operating subsidies under the Congregate Housing Program similar to the provisions of the Elderly Housing programs. This will significantly reduce the administrative burden on both DECD and Partnerships since presently we must pass these funds through a third party such as a Housing Authority.

Section 6 deals with our database of available units suitable for persons with disabilities. Due to time constraints and DECD's inability to enforce these requirements onto private landlords,

some of the required information cannot be practically maintained. This amendment will allow DECD to collect data "to the extent practicable."

Sections 7, 8 and 9 all pertain to the Housing Trust Fund Program. Proposed changes include allowing 3<sup>rd</sup> party contract administrators to receive funding and also allowing for the receipt of funding from other sources. Our primary objective behind this change is to be prepared in case we receive federal Housing Trust Fund monies.

Thank you for your consideration of these comments. I would be happy to answer any questions you may have.

State Long Range Housing Plan		Consolidated Plan For Housing and Community Development	Connecticut Analysis of Impediments to Fair Housing	Annual Performance Evaluation Report	DECD Annual Report	State Economic Strategic Plan
CGS 8-37f		94 CFR Part 91 Due to HUD every 5 years	94 CFR Part 91 Due to HUD every 5 years	94 CFR Part 91 Due to HUD Annually	CGS 32-1m Due to Legislature Annually	CGS 32-1a Due to Legislature every 5 years
a	Not later than January 1, 2000, and every five years thereafter, the Commissioner of Economic and Community Development together with the Connecticut Housing Finance Authority, shall prepare a long-range state housing plan, which shall conform and be subject to the plan of conservation and development for the state adopted by the General Assembly.					
	1. Contain an assessment of the housing needs of households with incomes less than one hundred per cent of the average area median income, adjusted for family size, analyzed separately for households with incomes	YES			YES	YES
	A less than twenty-five per cent of the area median income	YES				
	B more than twenty-five per cent but not more than fifty per cent of the area median income	YES				
	C more than fifty per cent but not more than eighty per cent of the area median income	YES				
	D more than eighty per cent but not more than one hundred per cent of the area median income	YES				
	2. analyze the households served by the housing construction, substantial rehabilitation, purchase and rental assistance programs, including the number of households served by each program, the total amount of financial assistance provided to such households and the race of households served under such programs			YES	YES	
	3. provide information on affirmative fair housing marketing activities and programs and an analysis of occupancy results of affirmative fair housing marketing plans and shall include data on the racial composition of the occupants and persons on the waiting list of each housing project which is assisted under any housing program established by the general statutes or special act or which is supervised by the commissioner or the Connecticut Housing Finance Authority	YES	YES	YES	YES	
	4. set specific measurable goals for meeting identified housing needs	YES			YES	YES
	5. outline strategies for meeting those goals; and	YES			YES	
	6. identify state, federal and private sector resources for affordable housing programs. The provisions of this section shall not be construed to require an occupant or applicant to disclose the race of such occupant or applicant on an application or survey form. The long-range plan shall be updated annually by an action plan that assesses the state's progress toward meeting housing needs contained in the long-range plan and recommends revised strategies, if deemed necessary. In preparing the long-range plan and subsequent action plans, the commissioner shall consult with representatives of those who use or benefit from state housing programs	YES				YES
b	The Department of Economic and Community Development shall submit the long-range housing plan to the General Assembly not later than January 1, 2000, and each action plan not later than January first of each subsequent year, after receiving public review and comment on the long-range plan and each action plan through written remarks and public hearings. The commencement date of each plan shall be the July first following the submission of the plan.	Yes			YES	

